

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Juanita Malave-Garcia

Debtor(s)

CHAPTER 13

Ditech Financial LLC

Movant

vs.

NO. 17-13071 MDC

Juanita Malave-Garcia

Debtor(s)

11 U.S.C. Sections 362

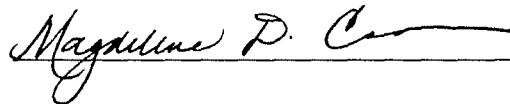
William C. Miller Esq.

Trustee

**ORDER**

AND NOW, this 30<sup>th</sup> day of April, 2019 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 979 Carver Street, Philadelphia, PA 19124 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. ~~Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.~~



BJ.

Juanita Malave-Garcia  
979 Carver Street  
Philadelphia, PA 19124

Henry Alan Jefferson  
Jefferson Law, LLC  
BNY Mellon Center, 1735 Market Street, Suite 3750  
Philadelphia, PA 19103

William C. Miller Esq.  
P.O. Box 1229  
Philadelphia, PA 19105

KML Law Group, P.C.  
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
Philadelphia, PA 19106-1532